

Town of Byron Planning Board
Draft Minutes
Wednesday, November 6th, 2024 at 7:00 PM
Byron Town Hall, 7028 Byron Holley Road, Byron, NY 14422

Those Present: Planning Board Members: Planning Board Chairman Christopher Hilbert, Laura Bestehorn, Jason Jack, Jenn Tuerk, Bill Stevens, Alternate Brandon Mason, Zoning Board CEO/ZEO, Melissa Ierlan. Town Board Member Nathan Knickerbocker. Members of the Public: Pete Yasses

Call the meeting to order at 7:00 PM

Note from Chairman Hilbert:

Please note that from this date forward all planning board meetings will be conducted as a business meeting. There will be an allotted time for public comments. At the next meeting and going forward you will need not only sign in but sign that you are requesting to speak. Each speaker is given 3 minutes.

Review and Approval of October 2nd, 2024 meeting minutes

MOTION: Motion to approve the October 2nd, 2024, meeting minutes made by C. Hilbert. Seconded by J. Jack. All in favor. None opposed.

MOTION PASSED

Star Growers land separation

Chairman Christopher Hilber shared the following email with regards to the two land separations about Starowitz growers

“Good morning, it has come to our attention that the 2 land separations proposed by Barb Starowitz and approved by the Planning Board were not in good faith. She did not have authorization from "all" the owners of the property. The property owners are Star Growers LLC. We will discuss the application process and add the requirement of proof of ownership and authority to be notarized as suggested by our lawyer. In my opinion, the owner(s) must be present during the application process. At the December meeting, we will discuss how to proceed with the 2 applications to be rescinded.”

A discussion was held about the next steps regarding land separation and under the advice of legal counsel the land separations are to be rescinded at the December meeting.

Moving forward, an administrative change to the application for land separation should include proof of ownership and a procedure to be followed by the Code Enforcement Officer and the town attorney.

There was a discussion about who will be responsible for the additional attorney fees taken on by the town due to this land separation

Discussion of the Town Code and Zoning Maps

Board member Bill Stevens was responsible for organizing and getting an understanding of the maps for the zoning of the town of Byron.

Mr. Stevens expressed that the maps were not consistent throughout and through a discussion it was realized not all the maps are up to date and reflective of actions taken by the board since 2014.

SMART growth maps were discussed and determined that a single SMART growth map needs to be determined.

There was a discussion around the types of zoning that need to be used in the new zoning maps (Hamlet vs residential) and which term will be used going forward.

It was discussed that any changes would require a public hearing with a discussion about industrial zones and their location requiring approval.

January Meeting Discussion

A motion was made by B. Stevens to hold the January meeting on January 7th, 2025, at 7 pm at the Byron Town Hall due to the first Wednesday being January 1st seconded by J. Tuerk

Public Comments

No Other Public Comments

Other Business

It was determined that a discussion with Felipe from County Planning on how to change SMART growth change zones and to have him come to the January 7th meeting 2025 at 7 pm

Next Meeting – Wednesday, January 7th, 2025, at 7:00 PM

Adjournment

MOTION: A motion was made to adjourn the meeting by J. Jack. Seconded by L. Bestehorn. All in favor. None Opposed

MOTION PASSED

Meeting ADJOURED at 7:45 PM

Respectfully submitted,



Patrick Carr
Planning Board Secretary